



Kent Road, Harrogate, HG1 2EU

- NO ONWARD CHAIN
- Garage for extra storage
- Located on desirable Kent Road
- Two spacious double bedrooms
- Early viewing highly recommended
- Ideal for town living
- En suite to the main bedroom
- Easy access to Harrogate town centre
- Close to excellent transport links
- Council Tax Band

Guide Price £325,000



Kent Road, Harrogate, HG1 2EU

DESCRIPTION

NO ONWARD CHAIN. This purpose-built apartment located on Kent Road in the picturesque town of Harrogate. This delightful residence offers a perfect blend of comfort and convenience, making it an ideal choice for all.

The apartment features two spacious double bedrooms, providing ample space for relaxation and rest. Bedroom one boasts the added luxury of an en suite bathroom, ensuring privacy and convenience. The second bedroom is equally inviting, making it perfect for guests or as an at home office.

In addition to the generous living spaces, this apartment also includes two well-appointed bathrooms. For those in need of extra storage, the property comes with a garage, providing a secure space for your belongings.

Situated in a desirable location, this apartment is within easy reach of Harrogate's vibrant town centre, renowned for its beautiful parks, shops, and restaurants. With excellent transport links and a friendly community, this property offers a wonderful opportunity to enjoy all that Harrogate has to offer.

EPC

Energy rating C

This property produces 2.3 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 952

Leasehold Annual Service Charge Amount
£2,323

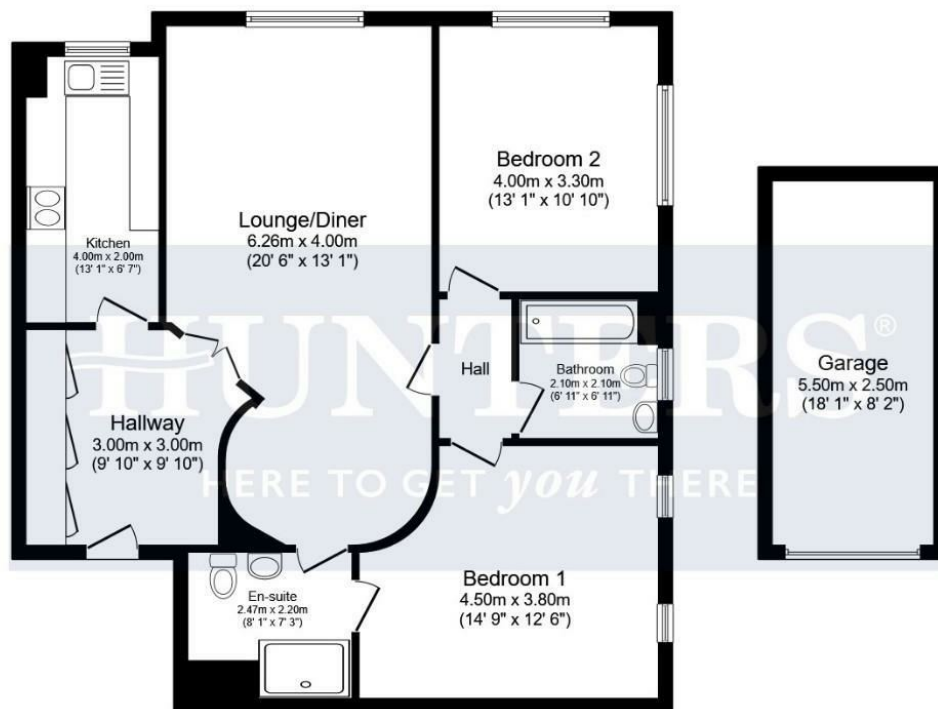
Leasehold Ground Rent Amount £0

Council Tax Banding;





Flat 10, 47 Kent Road, Harrogate, HG1 2EU



Total floor area: 102.4 sq.m. (1,102 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewings

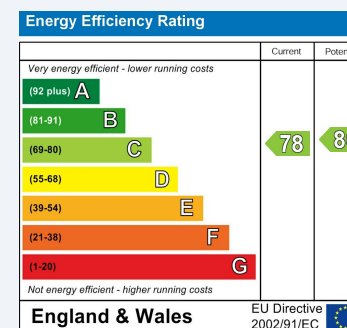
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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